



## *Housing Committee*

March 1, 2022

The Connecticut Conference of Municipalities (CCM) is Connecticut's statewide association of towns and cities and the voice of local government - your partners in governing Connecticut. Our members represent 168 towns and cities.

### **HB 5205 “An Act Concerning Fair Rent Commissions”**

HB 5205 requires towns and cities of at least fourteen thousand persons, determined by the most recent decennial census, to create fair rent commissions.

Fair rent commissions typically receive and investigate rent complaints, issue subpoenas, hold hearings, and order landlords to reduce rents for specific reasons<sup>1</sup>. Connecticut's 169 towns are unique and have different needs. Mandating the creation of fair rent commissions on municipalities with populations over fourteen thousand persons does not consider a variety of factors that would lead to the creation of such commission, including, but not limited to the following:

- Are there a large number of renters within the community?
- Is there excessive rental charges within the municipality?
- Does the municipality have the capacity, staff, and financial resources to create and operate a commission?

Municipalities already have the ability to form a Fair Rent Commission if the need arises. CCM opposes this unfunded mandate and asks the committee to keep the creation of these commissions permissive based on individual local needs.

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If you have any questions, please contact [Zachary McKeown](#), Senior Legislative Associate of CCM.

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<sup>1</sup> <https://www.cga.ct.gov/2000/rpt/2000-R-0691.htm>